

9/29/09 10:35:23 SS  
OK W BK 617 PG 700  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**AFTER RECORDIN RETURN TO:**

*gm* **Mississippi Real Estate Closings, LLC**  
1240 Goodman Road Ste 3  
Southaven, MS 38671  
662-349-1818

**Prepared By:**

M. Reid Stanford, Esq.  
307 West Main Street  
Tupelo, MS 38804  
Phone: 662.791.7878  
MS Bar No.: 10,011

**Estate of Maynard P. Kerby**  
**TO**  
**Kenneth L. Hamilton and Debbie W. Hamilton**

**GRANTOR(S)**

**GRANTEE(S)**

**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

**WARRANTY DEED**

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Stephen M. Kerby, Administrator of the Estate of Maynard P. Kerby GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Kenneth L. Hamilton and Debbie W. Hamilton GRANTEE(S), husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

**INDEXING INSTRUCTIONS:** Southwest 1/4 of Section 16, Township 1 South, Range 8 West, in DeSoto County, Mississippi.

**See Attached Exhibit A**

Said legal description intended to describe the same property described in Deed Book 47, at Page 112, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

By way of explanation, Stephen M. Kerby has been appointed Administrator of the Estate of Maynard Pirk Kerby, deceased, and received an Order Granting Authority to Sell Real Property by Cause Number 01-10-2047 PL as filed with the Chancery Court of DeSoto County, Mississippi on August 26, 2009.

X Grantor's Address:

STEPHEN KERBY  
P.O. Box 3747  
VENTURA CA 93006  
Ph: 805-667-2080 Ho  
805-523-7765 WK

Grantee's Address:

9196 Horn Lake Rd  
Southaven MS 38671  
Ph: 662 781 2052 N/A

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There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actual proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Witness the signature of the Grantor on this the 8 day of September 2009

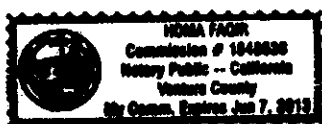
Stephen M. Kerby  
 Stephen M. Kerby, Administrator of the Estate of  
 Maynard P. Kerby

STATE OF ~~MISSISSIPPI~~ California  
 COUNTY OF ~~DESOTO~~ Ventura

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Stephen M. Kerby, Administrator of the Estate of Maynard P. Kerby who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 8<sup>th</sup> day of Sep, 2009.

SEAL



Thomas Fager  
 NOTARY PUBLIC

My Commission Expires:

06-07-2013

DK W BK 617 PG 702

**EXHIBIT A**

PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 8 WEST IN DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SECTION 16, 330 FEET SOUTH OF THE MISSISSIPPI-TENNESSEE STATE LINE, SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF THE A. F. HAMILTON LOT; THENCE SOUTH ALONG SAID SECTION LINE 330 FEET TO A STAKE, SAID POINT BEING THE NORTHWEST CORNER OF THE CALVIN G. BUNNEL LOT; THENCE EAST 660 FEET TO A STAKE; THENCE NORTH 330 FEET TO A STAKE; THENCE WEST 660 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS AND BEING THE SAME LAND CONVEYED BY WARRANTY DEED RECORDED IN BOOK 47, PAGE 112 OF THE LAND DEED RECORDS OF DESOTO COUNTY, MISSISSIPPI.

Being the same property conveyed by Quitclaim Deed to Maynard P. Kirby dated December 21<sup>st</sup>, 1978 and filed for record in Book 138, Page 477 in the office of the Chancery Clerk of DeSoto County, Mississippi